



BRACKLEY SQUARE, WOODFORD GREEN
Offers In Excess Of £675,000 Freehold
4 Bed House - End Terrace

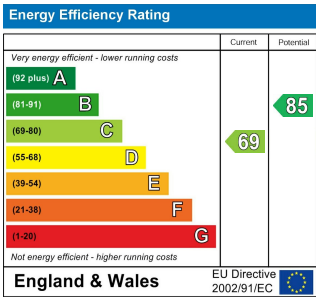


Features:

- 1930's End Terrace
- Loft Converted & Four Bedrooms
- Driveway For Two Cars & Garage
- Kitchen Extension With Bi-Folding Doors
- Large Garden With Patio & Grass
- Two Bathrooms & Ground Floor WC
- Fully Refurbished Throughout
- Short Walk To Woodford Tube & Roding Valley Park

A smartly developed, four bedroom 1930s end terrace, fully refurbished and extended over three storeys. Inside everything's as immaculate as it is characterful, while outside you're less than fifteen minutes from Woodford tube for the Central line.

Your garden really is something special. A gated and elevated seating area descends to a large expanse of patio and timber decking, in turn giving way to an immaculate length of lawn flanked by timber fencing and thriving foliage. At the very end there's a secluded gravel bed, in the shade of towering weeping willows.



E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

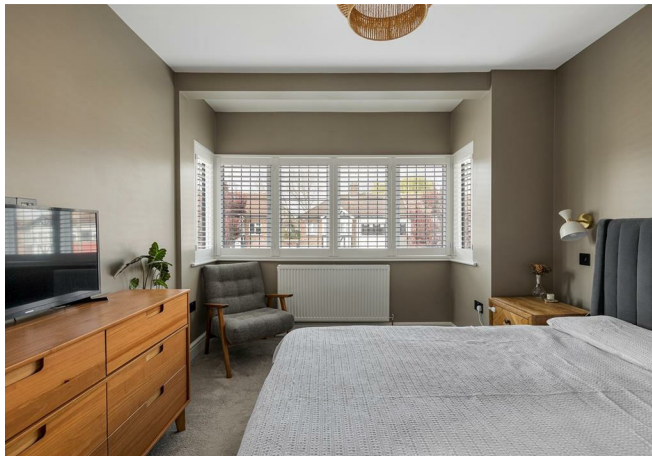
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 3691818



REQUEST A VIEWING
0203 3691818

IF YOU LIVED HERE...

Step inside and your bright, substantial entrance hall sets a stately standard early on, with your 190 square foot front reception room on your left, beautifully bright with bistro shutters on the box bay window. A fine introduction but the real highlight awaits to the rear, with your open plan kitchen and diner. Totalling 280 square feet, with one corner home to an immaculate suite of soft grey cabinets and Carrera Quartz work surfaces. There's a further wealth of social space here, all brilliantly illuminated by a bank of bi folding patio doors, opening everything up that lengthy rear garden.

Back inside and a spare WC completes the ground floor in majestic royal blue, before we head upstairs for the sleeping arrangements. Your principal double bedroom features another bistro shuttered box bay, and comes in at over 130 square feet with a soft pastel paintjob and still softer carpet underfoot. Next door bedroom two is a splendid single, you have another smart double to the rear and your family bathroom is wonderfully sleek in dramatic black and whites. Finally, head upstairs again for your loft suite - spacious and skylit with a boutique en suite shower room, finished in mint

green tilework.

Outside and your quiet turning is moments from the expansive winding greenery of Roding Valley Park anytime you want to stretch your legs with a morning run or an evening stroll. As noted, Woodford tube station is less than twenty minutes away on foot (or seven by bike) for direct twenty minute connections to Liverpool Street via the Central line. Heading to the West End? Tottenham Court Road is just nine minutes further. So whether for work or play, London's finest is within easy reach

WHAT ELSE?

- Parents have ten primary and secondary schools all within a single mile. Woodbridge High School and Oakdale Junior both received 'Outstanding' ratings at their last inspection.
- Your substantial driveway combines with your end terrace status and private garage for a wealth of off street parking. Drivers can be on the arterial North Circular in about five minutes.
- Check out the Broadway, just the other side of Woodford station, for a diverse selection of bars, cafes and everyday essentials.



A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezzo on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

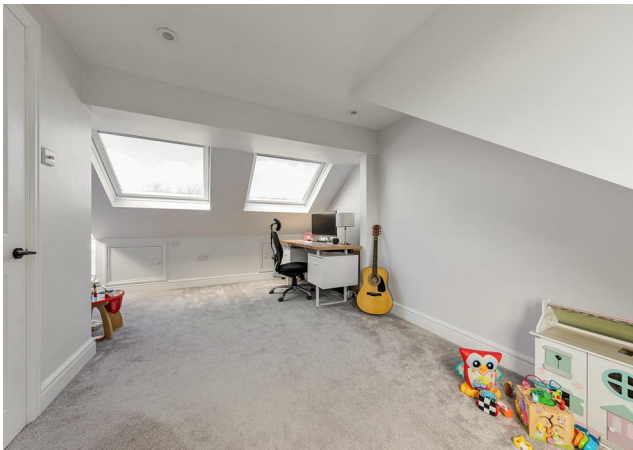
BEN CHARLETON
E18 SENIOR ADVISOR

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 3691818

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



Reception Room
16'11" x 11'5"

Kitchen
17'3" x 17'2"

Bedroom
13'2" x 10'5"

Bedroom
13'1" x 10'11"

Bedroom
16'1" x 9'8"

Bedroom
7'10" x 6'4"

Bathroom
6'9" x 5'10"

Garage
15'11" x 8'5"

Garden
9'10"



REQUEST A VIEWING
0203 3691818

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM